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Type of Instrument: LIS PENDENS

Recorded: 4/25/2024

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Index Number: 24 610526 Sequence Number: 334594

Plaintiff(s) :

JPMorgan Chase Bank, National Association

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Defendant(s) :

Mehling, Brian

Attorney(s) :

DEBORAH GALLO

TAX_MAP_NO:

See attached Real Property Tax Service Agency Verification Page

Liber Page(s):
M00020959-276

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

County Clerk, Suffolk County

FILED: SUFFOLK COUNTY CLERK 04/25/2024 02:32 PM

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

JPMorgan Chase Bank, National Association, Plaintiff, vs. Brian Mehling; VM SPV 2 LLC; Victor Seitles as Personal Representative of the Estate of Suzanne Seitles; United States of America o/b/o Internal Revenue Service; New York State Department of Taxation and Finance; John Doe #1 through #6, and Jane Doe #1 through #6, the last twelve names being fictitious, it being the intention of Plaintiff to designate any and all occupants, tenants, persons or corporations, if any, having or claiming an interest in or lien upon the premises being foreclosed herein, Defendants.	**NOTICE OF LIS PENDENS** INDEX NO.: MORTGAGED PREMISES: 396 Watermill Towd Road Southampton, NY 11968 District: 0900 Section: 064.00 Block: 02.00 Lot: 016.003 Servicer: JPMorgan Chase Bank, N.A. Servicer's Phone Number: 800-848-9136

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN of the commencement and pendency of the above-entitled action to foreclose on the following property, situated within Suffolk County:

1. To foreclose the following mortgage covering the premises hereinafter described, to wit: Mortgage made by Brian Mehling to Washington Mutual Bank, FA in the maximum aggregate amount of $1,320,000.00 against the Mortgaged Premises dated October 20, 2004 and recorded in the Suffolk County Clerk's Office on January 19, 2005 in Liber M00020959, Page 276. Said Mortgage was assigned from Washington Mutual Bank, F/K/A Washington Mutual Bank, FA to JPMorgan Chase Bank, N.A. by Assignment of Mortgage dated August 29, 2008 and recorded in the Suffolk County Clerk's Office on October 9, 2008, in Liber M00021759, Page 493. A GAP Mortgage made by Brian Mehling to JPMorgan Chase Bank, N.A. in the amount of $505,634.99 against the Mortgaged Premises dated September 16, 2008 and recorded in the Suffolk County Clerk's Office on October 9, 2008 in Liber M00021759, Page 200. A Consolidation, Extension and Modification Agreement (the "CEMA") was entered into between Brian Mehling and JPMorgan Chase Bank, N.A. dated September 16, 2008 and recorded in the Suffolk County Clerk's Office on October 9, 2008 in Liber M00021759, Page 494. The CEMA consolidated the aforementioned mortgages to constitute a single lien in the amount of $1,676,000.00.

2. To recover possession of the property described in Schedule "A" attached hereto.

24-17150NY

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3. The Clerk of Suffolk County is directed to index this Notice against each of the above-named Defendants.

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Date: 4/25/2024

By: _____

Deborah M. Gallo, Esq.
McCalla Raymer Leibert Pierce, LLC
420 Lexington Avenue, Suite 840
New York, New York 10170
Phone: 347-286-7409
Fax: 347-286-7414
Attorneys for Plaintiff,
JPMorgan Chase Bank, National Association
File No. 24-17150NY

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SCHEDULE A
DESCRIPTION OF MORTGAGED PREMISES

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ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the State of New York, County of Suffolk, Town of Southampton, bounded and described as follows:

BEGINNING at a point on the easterly side of Water Mill Towd Road located at the southwesterly corner of the herein described parcel, which point is distant the following five courses and distances from the intersection of the easterly side of Water Mill Towd Road and the southerly side of Williz Valley Road;

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(1) South 5 degrees 22 minutes 35 seconds West, 336.15 feet;

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(2) South 7 degrees 16 minutes 05 seconds East, 395.73 feet;

(3) South 34 degrees 42 minutes 25 seconds East, 278.25 feet;

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(4) South 44 degrees 18 minutes 45 seconds East, 281.43 feet;

(5) South 37 degrees 45 minutes 25 seconds East, 315.90 feet;

RUNNING THENCE from the point or place of beginning northerly along the arc of a regular curve bearing to the left and having a radius of 121.24 feet a distance of 100.16 feet to a point;

THENCE North 4 degrees 54 minutes 38 seconds East, a distance of 70.79 feet:

THENCE South 85 degrees 59 minutes 10 seconds East, a distance of 215.27 feet to lands now or formerly of Robert and Evelyn Cassidy;

THENCE South 4 degrees 00 minutes 50 seconds West, a distance of 529.21 feet to the easterly side of Water Mill Towd Road;

THENCE northerly along the easterly side of Water Mill Towd Road the following two courses and distances:

(1) North 26 degrees 10 minutes 35 seconds West, a distance of 273.31 feet;

(2) North 37 degrees 45 minutes 25 seconds West, a distance of 179.23 feet to the point or place of BEGINNING.

Premises: 396 Water Mill Towd Road, Southampton, NY 11968
Tax Parcel ID No.: District: 0900 Section: 064.00 Block: 02.00 Lot: 016.003

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

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JPMorgan Chase Bank, National Association,

Plaintiff,

vs.Not For Legal Use

Brian Mehling; et al,

Defendants.Not For Legal Use

Not For Legal Use

NOTICE OF LIS PENDENS

McCalla Raymer Leibert Pierce, LLC
420 Lexington Avenue, Suite 840
New York, New York 10170
Phone: 347-286-7409
Fax: 347-286-7414
Attorneys for Plaintiff: JPMorgan Chase Bank, National Association
File No. 24-17150NY

Pursuant to 22 NYCRR 130-1.1, the undersigned, an attorney admitted to practice in the Courts of New York State, certifies that upon information and belief and reasonable inquiry, the contentions contained in the annexed document are not frivolous.

Dated:

Service of a copy of the within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE

- ☐ that the within a (certified) true copy of a entered in the office of the clerk of the within named Court on 2024
- ☐ that an Order of which the within is a true copy will be presented for settlement to the Hon. On of the judges of the within named Court, At on 2024, at

Dated:

24-17150NY

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REAL PROPERTY TAX SERVICE AGENCY VERIFICATION

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P T S
R CLA A
4/26/2024

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StarID: 3037396

Tax Map #'s: 0900-064.00-02.00-016.003